

September 18, 2007 CPC
October 24, 2007 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0104

Oak Grove Baptist Church

Dale Magisterial District
South line of Beulah Road

REQUEST: Conditional Use to permit a private school in a Residential (R-7) District.

PROPOSED LAND USE:

A private school is currently operated in conjunction with a church use.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS AND ACCEPTANCE OF THE PROFFERERD CONDITIONS ON PAGES 2 AND 3.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The private school use has no greater impact on existing and anticipated area residential development than does the permitted church or public school uses.
- B. The conditions address land use compatibility between the proposed uses and area residential development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | The operation of the private school use shall be in conjunction with a church use on the property. (P) |
| (STAFF/CPC) | 2. | Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, any new development for the school use shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) uses in Emerging Growth Areas. (P) |
| (STAFF/CPC) | 3. | <p>The following setback criteria shall apply to any outdoor play fields, courts, swimming pools and similar active recreational areas:</p> <ul style="list-style-type: none">a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent properties. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the standards for fifty (50) buffers in the Zoning Ordinance.b. If active play fields, courts, swimming pools and similar active recreational areas are set back more than 100 feet from the adjacent properties, the landscaping or other design features described in Condition 3.a may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 3.a.c. Any playground areas (swings, jungle gyms or similar such facilities) shall be set back a minimum of forty (40) feet from all property lines. (P) |

PROFFERED CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | Prior to any site plan approval or within ninety (90) days of approval of this request, whichever occurs first, thirty-five (35) feet of right of way from center line of Beulah Road along the south side of Beulah Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 2. | Direct vehicular access from the property to Beulah Road shall be limited to two (2) entrance/exits. The exact location of these entrance/exits shall be approved by the Transportation Department. (T) |

- (STAFF/CPC) 3. Any private school uses shall not be open to the public before 9:00am and/or after 4:00pm. (T)

GENERAL INFORMATION

Location:

South line of Beulah Road, east of Meadowburn Drive. Tax IDs 784-680-5166 and 7084.

Existing Zoning:

R-7

Size:

5.3 acres

Existing Land Use:

Public/semi-public (church)

Adjacent Zoning and Land Use:

North, East, South and West – R-7; Single family residential, public/semi-public or vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along a portion of Beulah Road and terminates on the north side of Beulah Road opposite the northwest corner of this property. The existing church building is connected to the public water system. Use of public water will be required by county code to serve any new building constructed on-site.

Public Wastewater System:

There is an existing ten (10) inch wastewater collector line extending along a portion of Beulah Road and terminating approximately 195 feet northeast of this property. The existing church building is connected to the public wastewater system. Use of the public wastewater system will be required to serve any future structures built on-site.

ENVIRONMENTAL

This use will have no impact on drainage or erosion.

PUBLIC FACILITIES

Fire Service:

The Bensley Fire Station, Company 3 currently provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS.

Transportation:

The property is located on the south side of Beulah Road just east of the Meadowburn Drive intersection. The applicant is requesting a Conditional Use to permit a private school in a Residential (R-7) district.

This request will not limit the number of students in the private school; therefore, it is difficult to anticipate traffic generation. A private school with one-hundred (100) students is anticipated to generate approximately 250 average daily trips (ADT). This traffic would be distributed along Beulah Road, which had a 2006 traffic count of 5,243 vehicles per day between Hopkins Road and Meadowdale Boulevard. Based on the volume of traffic it carried during peak hours, Beulah Road in this area was at capacity. (Level of Service E)

The Thoroughfare Plan identifies Beulah Road as a collector with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate thirty-five (35) feet of right of way along Beulah Road adjacent to the property in accordance with the Plan. (Proffered Condition 1)

Access to collectors, such as Beulah Road, should be controlled. The property has been developed as a church with two (2) existing accesses to Beulah Road. The applicant has proffered to limit access from the property to Beulah Road to two (2) entrance/exits. (Proffered Condition 2)

Based on Transportation Department standards, traffic generated by this development will not warrant turn lanes because the applicant has proffered to limit hours of operation of the private school to 9am to 4pm. (Proffered Condition 3)

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 dwelling units per acre.

Area Development Trends:

Surrounding properties are zoned Residential (R-7) and are occupied by single family residences within the Ravensdale and Oakview Subdivisions or on acreage parcels, or public/semi public uses (church).

Site Design:

The request property has been developed as a church with associated parking facilities. The applicant intends to continue to use the existing facilities to accommodate the private school use. The recommended conditions would require any new development for school use to conform to the development standards of the Ordinance for office uses in Emerging Growth Areas except where the underlying zoning requirements are more restrictive (Condition 2). Emerging Growth Standards address architectural treatment, access, parking, landscaping, setbacks, signs, utilities and screening of dumpsters and loading areas.

Buffers and Screening:

As noted herein, adjacent properties are zoned residentially and are either occupied by single family residences or for church use. Any proposed outdoor recreational facilities and playgrounds associated with the private school or child day care use should be set back from this adjacent residential development. (Condition 3)

CONCLUSION

A private school in conjunction with church use is currently operated on the property with no apparent adverse impact upon existing area residential development. The recommended conditions address land use compatibility issues between the use and area residential development. These conditions are similar to those imposed on similarly situated facilities.

Given these considerations, approval of this request is recommended.

CASE HISTORY

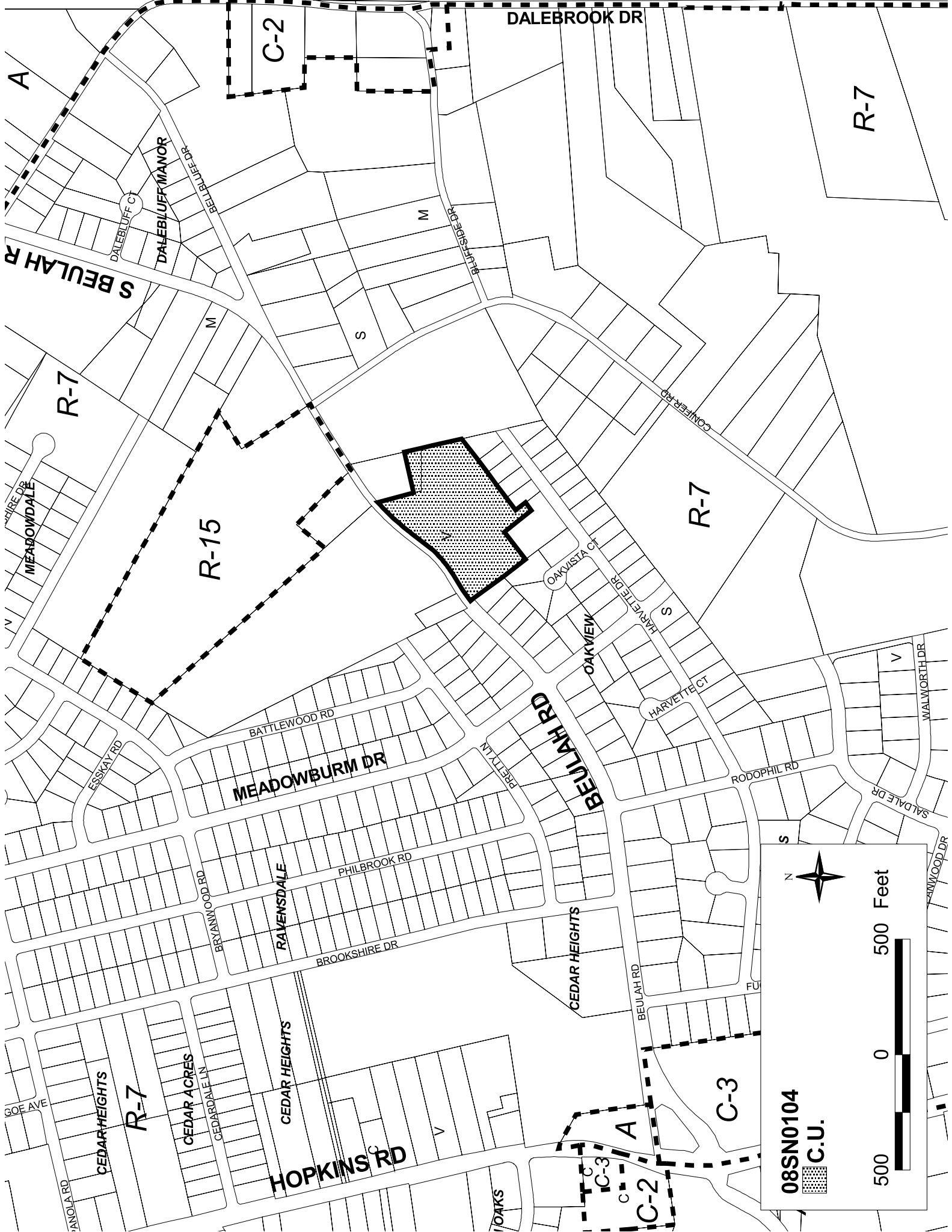
Planning Commission Meeting (9/18/07):

The applicant accepted the recommendation. There was no opposition present.

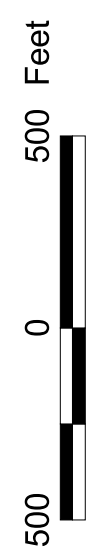
On motion of Mr. Litton, seconded by Mr. Wilson, the Commission recommended approval subject to the conditions and acceptance of the proffered conditions on pages 2 and 3.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

The Board of Supervisors, on Wednesday, October 24, 2007, beginning at 6:30 p.m., will take under consideration this request.



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